# LEASE

### **STOREFRONT RETAIL / OFFICE** 881 LEE ROAD, MACON, BIBB COUNTY, GEORGIA 31210



#### LOCATION OVERVIEW

- Located adjacent to convenience store at the corner of Lee Road and Riverside Drive
- Average Daily Traffic Count: 24,700± VPD (2023 GDOT)
- Excellent visibility
- · Convenient to restaurants, shopping and banks
- Zoned C4

#### PROPERTY OVERVIEW

2,600± SF Storefront Retail / Office Two Suites Available (Floor Plan Page 2):

- Suite A: 2,000± SF \$1,600.00/Month
  - 1,250± SF Retail Showroom
  - 450± SF Shop
  - 300± Storage
- Suite B: 600± SF \$450.00/Month
  - Office / Storage / Workshop

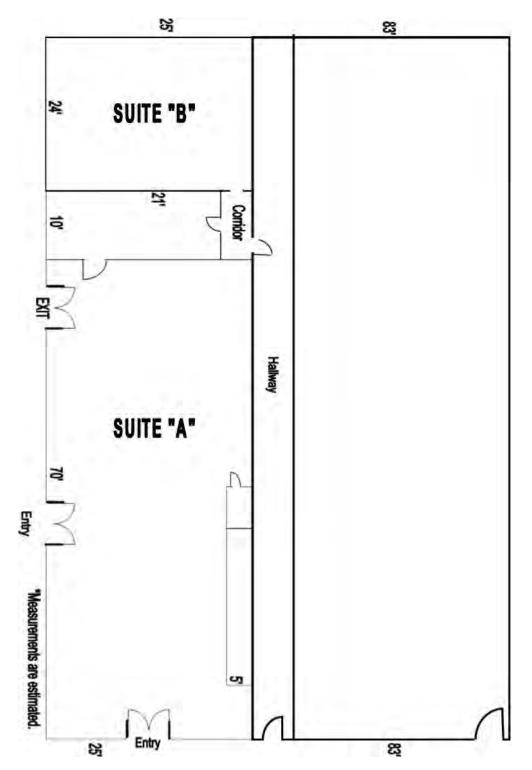
| Parking   | Ample paved parking  |
|-----------|----------------------|
| Utilities | All public utilities |





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**FLOOR PLAN** 



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## STOREFRONT RETAIL / OFFICE

881 LEE ROAD, MACON, BIBB COUNTY, GEORGIA 31210



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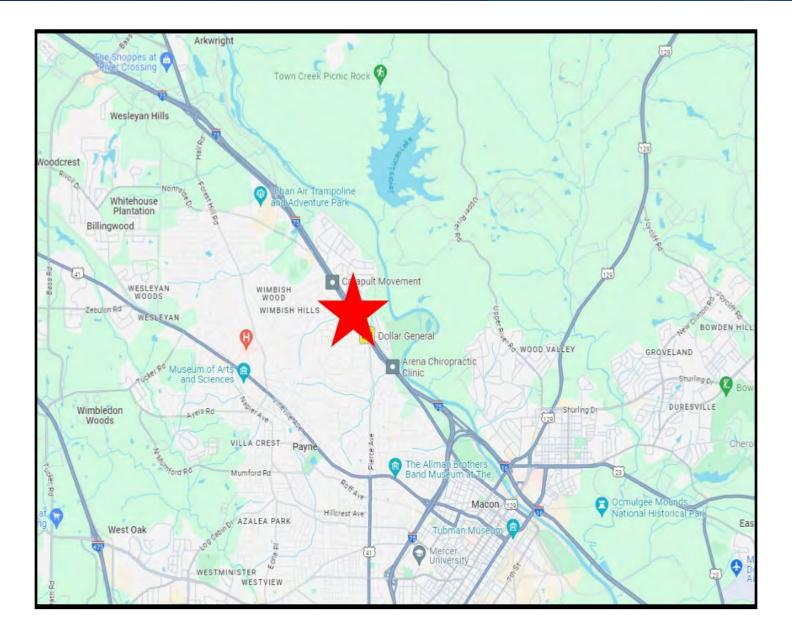
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| DEMOGRAPHICS         | 1 MILE   | 3 MILE   | 5 MILE   |
|----------------------|----------|----------|----------|
| 2024 POPULATION      | 3,777    | 36,069   | 86,715   |
| DAYTIME POPULATION   | 3,137    | 39,177   | 106,202  |
| AVG HOUSEHOLD INCOME | \$88,356 | \$76,288 | \$73,947 |

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